

EXHIBIT 4

PLATYPUS HOLDINGS, LLC

FEBRUARY 2012 INVOICE

BILL TO Jeffrey B. Russell and
Rosemary Russell
14 Wood Road
Wilmington, DE 19806

Invoice # 1

Invoice Date: March 28, 2012 ✓

Due Date: April 2, 2012

DATE	EXPENSE DISCRIPTION	EXPENSE AMOUNT
February 2012	Building and Materials (B&M)	\$98,098.68 ✓
February 2012	Labor	\$58,777.00 ✓
February 2012	Mortgage Payments	\$1,991.44
February 2012	Management Fees	\$6,250.00
February 2012	Administrative Fees	\$3,953.00
February 2012	Travel and Entertainment (T&E)	\$11,498.07 ✓
February 2012	Charitable Donations	\$4,700.00 ✓
February 2012	Miscellaneous	\$1,859.54
	Subtotal	\$187,127.73
	BALANCE DUE (30%)	\$56,138.32

Please remit your payment using the wire transfer information below.

REMITTANCE BY WIRE TRANSFER

Bank	Penn Liberty Bank
City, State	Wayne, PA
ABA Routing	031918844
Beneficiary	Platypus Holdings, LLC
Beneficiary Account Number	0315010868

Platypus Holdings, LLC
405 N Highland Ave
Merion Station, PA 19066
USA

PHONE (610) 529-9785
ALTERNATE PHONE (413) 668-6499
E-MAIL DMMT@PLATYPUS.BZ
ALTERNATE EMAIL CAW@PLATYPUS.BZ

PLATYPUS HOLDINGS, LLC

FEBRUARY 2012 INVOICE

BILL TO Jeffrey B. Russell and
Rosemary Russell
14 Wood Road
Wilmington, DE 19806

Invoice # 1

Invoice Date: March 28, 2012

Due Date: April 2, 2012

DATE	EXPENSE DISCRPTION	EXPENSE AMOUNT
February 2012	Building and Materials (B&M)	\$98,098.68
February 2012	Labor	\$58,777.00
February 2012	Mortgage Payments	\$1,991.44
February 2012	Management Fees	\$6,250.00
February 2012	Administrative Fees	\$3,953.00
February 2012	Travel and Entertainment (T&E)	\$11,498.07
February 2012	Charitable Donations	\$4,700.00
February 2012	Miscellaneous	\$1,859.54
	Subtotal	\$187,127.73
Please remit your payment using the wire transfer information below.		
	BALANCE DUE (30%)	\$56,138.32

REMITTANCE BY WIRE TRANSFER

Bank	Penn Liberty Bank
City, State	Wayne, PA
ABA Routing	031918844
Beneficiary	Platypus Holdings, LLC
Beneficiary Account Number	0315010868

Platypus Holdings, LLC
405 N Highland Ave
Merion Station, PA 19066
USA

PHONE (610) 529-9785
ALTERNATE PHONE (413) 668-6499
E-MAIL DMMT@PLATYPUS.BZ
ALTERNATE EMAIL CAW@PLATYPUS.BZ

PLATYPUS HOLDINGS, LLC

MARCH 2012 INVOICE

BILL TO Jeffrey B. Russell and
Rosemary Russell
14 Wood Road
Wilmington, DE 19806

Invoice # 2

Invoice Date: May 4, 2012

Due Date: May 9, 2012

DATE	EXPENSE DISCRIPTION	EXPENSE AMOUNT
March 2012	Building and Materials (B&M)	\$ 71,474.04
March 2012	Labor	\$ 71,210.00
March 2012	Mortgage Payments	\$ 3,269.44
March 2012	Management Fees	\$ 5,000.00
March 2012	Administrative Fees	\$ 2,953.00
March 2012	Legal Fees	\$ 5,079.90
March 2012	Travel and Entertainment (T&E)	\$ 18,874.66
March 2012	Charitable Donations	\$ 4,450.00
March 2012	Communication	\$560.18
March 2012	Miscellaneous	\$ 1,151.21
	Subtotal	\$184,022.43
Please remit your payment using the wire transfer information below.		BALANCE DUE (30%) \$ 55,206.73

REMITTANCE BY WIRE TRANSFER

Bank	Penn Liberty Bank
City, State	Wayne, PA
ABA Routing	031918844
Beneficiary	Platypus Holdings, LLC
Beneficiary Account Number	0315010868

Platypus Holdings, LLC
405 N Highland Ave
Merion Station, PA 19066
USA

PHONE	(610) 529-9785
ALTERNATE PHONE	(413) 668-6499
E-MAIL	DMMT@PLATYPUS.BZ
ALTERNATE EMAIL	CAW@PLATYPUS.BZ

PLATYPUS HOLDINGS, LLC

APRIL 2012 INVOICE

BILL TO Jeffrey B. Russell and
Rosemary Russell
14 Wood Road
Wilmington, DE 19806

Invoice # 3

Invoice Date: May 15, 2012

Due Date: May 18, 2012

DATE	EXPENSE DISCRIPTION	EXPENSE AMOUNT
April 2012	Building and Materials (B&M)	\$ 91,507.88
April 2012	Labor	\$ 46,850.00
April 2012	Mortgage Payments	\$ 4,409.26
April 2012	Management Fees	\$ 5,000.00
April 2012	Administrative Fees	\$ 2,953.00
April 2012	Legal Fees	\$ 991.20
April 2012	Travel and Entertainment (T&E)	\$ 5,640.75
April 2012	Charitable Donations	\$ 106.00
April 2012	Communication	\$1167.19
April 2012	Miscellaneous	\$ 300.53
	Subtotal	\$158,925.81
	BALANCE DUE (30%)	\$ 47,677.74

Please remit your payment using the wire transfer information below.

REMITTANCE BY WIRE TRANSFER

Bank	Penn Liberty Bank
City, State	Wayne, PA
ABA Routing	031918844
Beneficiary	Platypus Holdings, LLC
Beneficiary Account Number	0315010868

Platypus Holdings, LLC
405 N Highland Ave
Merion Station, PA 19066
USA

PHONE (610) 529-9785
ALTERNATE PHONE (413) 668-6499
E-MAIL DMMT@PLATYPUS.BZ
ALTERNATE EMAIL CAW@PLATYPUS.BZ

PLATYPUS HOLDINGS, LLC

MAY 2012 INVOICE

BILL TO Jeffrey B. Russell and
Rosemary Russell
14 Wood Road
Wilmington, DE 19806

Invoice # 4

Invoice Date: June 21, 2012

Due Date: June 26, 2012

DATE	EXPENSE DISCRIPTION	EXPENSE AMOUNT
May 2012	Building and Materials (B&M)	\$ 109,538.21
May 2012	Labor	\$ 36,055.00
May 2012	Mortgage Payments (Rent)	\$ 3,355.49
May 2012	Management Fees	\$ 5,000.00
May 2012	Administrative Fees	\$ 2,598.00
May 2012	Legal Fees	\$ 2,426.40
May 2012	Travel and Entertainment (T&E)	\$ 6,257.62
May 2012	Charitable Donations	\$ 0.00
May 2012	Communication	\$ 897.15
May 2012	Miscellaneous	\$ 1,216.07
Subtotal		\$167,343.94
BALANCE DUE (30%)		\$ 50,203.18

Please remit your payment using the wire transfer information below.

REMITTANCE BY WIRE TRANSFER

Bank	Penn Liberty Bank
City, State	Wayne, PA
ABA Routing	031918844
Beneficiary	Platypus Holdings, LLC
Beneficiary Account Number	0315010868



Platypus Holdings, LLC
405 N Highland Ave
Merion Station, PA 19066
USA

PHONE (610) 529-9785
ALTERNATE PHONE (413) 668-6499
E-MAIL DMMT@PLATYPUS.BZ
ALTERNATE EMAIL CAW@PLATYPUS.BZ

PLATYPUS HOLDINGS, LLC

JUNE 2012 INVOICE

BILL TO Jeffrey B. Russell and
Rosemary Russell
14 Wood Road
Wilmington, DE 19806

Invoice # 5

Invoice Date: July 23, 2012

Due Date: July 26, 2012

DATE	EXPENSE DESCRIPTION	EXPENSE AMOUNT
June 2012	Building and Materials (B&M)	\$ 278,534.47
June 2012	Labor	\$ 52,926.75
June 2012	Rental Payments	\$ 3,251.52
June 2012	Management Fees	\$ 5,000.00
June 2012	Administrative Fees	\$ 1,952.00
June 2012	Insurance	\$ 3,127.20
June 2012	Travel and Entertainment (T&E)	\$ 21,484.26
June 2012	Charitable Donations	\$ 6,500.00
June 2012	Communication	\$ 675.08
June 2012	Miscellaneous	\$ 599.93
Subtotal		\$ 374,051.21
BALANCE DUE (30%)		\$ 112,215.36

Please remit your payment using the wire transfer information below.

REMITTANCE BY WIRE TRANSFER

Bank	Penn Liberty Bank
City, State	Wayne, PA
ABA Routing	031918844
Beneficiary	Platypus Holdings, LLC
Beneficiary Account Number	0315010868

Platypus Holdings, LLC
405 N Highland Ave
Merion Station, PA 19066
USA

PHONE (610) 529-9785
ALTERNATE PHONE (413) 668-6499
E-MAIL DMMT@PLATYPUS.BZ
ALTERNATE EMAIL CAW@PLATYPUS.BZ

REMITTANCE BY WIRE TRANSFER

BILL TO Jeffrey B. Russell and
Rosemary Russell
14 Wood Road
Wilmington, DE 19806

Invoice # 6

Invoice Date: August 20, 2012

Due Date: August 23, 2012

DATE	EXPENSE DISCRIPTION	EXPENSE AMOUNT
July 2012	Building and Materials (B&M)	\$ 173,698.90
July 2012	Labor	\$ 184,935.00
July 2012	Rental Payments	\$ 4,569.80
July 2012	Management Fees	\$ 5,000.00
July 2012	Administrative Fees	\$ 2,953.00
July 2012	Professional Services (Financial, Legal, etc.)	\$ 13,245.50
July 2012	Taxes	\$ 4,554.58
July 2012	Insurance	\$ 48.09
July 2012	Travel and Entertainment (T&E)	\$ 7,538.29
July 2012	Charitable Donations	\$ 344.87
July 2012	Communication	\$ 2,185.21
July 2012	Loan Interest	\$ 6,095.76
July 2012	Miscellaneous	\$ 689.93
Subtotal		\$ 405,858.93
BALANCE DUE (30%)		\$121,757.68

Please remit your payment using the wire transfer information below.

Bank	Penn Liberty Bank
City, State	Wayne, PA
ABA Routing	031918844
Beneficiary	Platypus Holdings, LLC
Beneficiary Account Number	0315010868

Platypus Holdings, LLC
405 N Highland Ave
Merion Station, PA 19066
USA

PHONE (610) 529-9785
ALTERNATE PHONE (504) 287-6589
E-MAIL DMMT@PLATYPUS.BZ
ALTERNATE EMAIL BLESSED1LB@YAHOO.COM

PLATYPUS HOLDINGS, LLC

AUGUST 2012 INVOICE

BILL TO Jeffrey B. Russell and
Rosemary Russell
14 Wood Road
Wilmington, DE 19806

Invoice # 7

Invoice Date: September 19, 2012

Due Date: September 24, 2012

DATE	EXPENSE DISCRIPTION	EXPENSE AMOUNT
August 2012	Building and Materials (B&M)	\$338,781.86
August 2012	Labor	\$123,607.95
August 2012	Rental Payments (Current Month Incurred & True-up)	\$8,320.00
August 2012	Management Fees	\$5,000.00
August 2012	Travel and Entertainment (T&E)	\$5,716.10
August 2012	Loan Interest	\$2,863.16
August 2012	SG&A (Includes 3 Months True-up of Core Staff)	\$36,691.27
August 2012	Condo Association Fees	\$4,500.00
Subtotal		\$525,480.34
Less rental Income		(\$9,300)
Total		\$516,180.34
BALANCE DUE (30%)		\$154,854.10

Please remit your payment using the wire transfer information below.

The total amount due and now payable is \$271,654.10 which includes the August, 2012 30% investors' share of costs (\$154,854.10), the September, 2012 advance for capitalized costs (\$100,000.00), and the true up for the reconciliation of member's equity accounts for property acquisitions from February, 2012 through August, 2012.

Bank	Penn Liberty Bank
City, State	Wayne, PA
ABA Routing	031918844
Beneficiary	Platypus Holdings, LLC
Beneficiary Account Number	0315010868

REMITTANCE BY WIRE TRANSFER

Platypus Holdings, LLC
405 N Highland Ave
Merion Station, PA 19066
USA

PHONE (610) 529-9785
ALTERNATE PHONE (504) 287-6589
E-MAIL DMMT@PLATYPUS.BZ
ALTERNATE EMAIL BEINGTHYSELF@YAHOO.COM

Platypus Holding, LLC Reconciliation of Members Equity Accounts For Property Acquisitions For The Period February, 2012 through August, 2012			
Property Acquired	Acquisition Costs - 100%	Members Share Class A - 70%	Members Share Class B - 30%
1443 N. Roman Street, New Orleans, LA 70116	\$82,119	\$57,483	\$24,636
4127 S Michigan Avenue, Chicago, IL 60653	\$199,000	\$139,300	\$59,700
7430 S Kenwood Avenue, Chicago, IL 60619	\$98,000	\$68,600	\$29,400
4009 S Calument Avenue, Chicago, IL 60653	\$105,000	\$73,500	\$31,500
1640 E 50th Street, Unit 16-B, Chicago, IL 60615	\$35,000	\$24,500	\$10,500
Indiana St & Exchange St, Chicago, IL (Projected But Not Closed)	\$300,000	\$210,000	\$90,000
50 Fairview Road, Penn Valley, PA 19072	\$200,000	\$140,000	\$60,000
Total Acquisitions Costs	\$1,019,119	\$713,383	\$305,736
Gross Amount Due From Class B Members			\$305,736
Less Credit For Contributions To March Portfolio on April 10, 2012			(\$288,936)
Net Amount Due From Class B Members			\$16,800

PLATYPUS HOLDINGS, LLC

SEPTEMBER, 2012 INVOICE

BILL TO Jeffrey B. Russell and
Rosemary Russell
14 Wood Road
Wilmington, DE 19806

Invoice # 8

Invoice Date: October 5, 2012

Due Date: October 10, 2012

DATE	EXPENSE DISCRPTION	EXPENSE AMOUNT
September, 2012	Building and Materials (B&M)	\$ 394,990.46
September, 2012	Labor	\$ 174,691.00
September, 2012	Insurance	\$ 2,627.83
September, 2012	Loan Interest	\$ 2,863.16
September, 2012	Management Fees	\$ 5,000.00
September, 2012	Professional Services (Financial, Legal, etc.)	\$ 11,479.80 →
September, 2012	Rent Payments	\$ 2,472.00
September, 2012	SG&A	\$ 13,743.12
September, 2012	Travel and Entertainment (T&E)	\$ 8,866.33
Subtotal		\$ 616,733.70
Less Rental Income		(\$ 9,300.00)
Subtotal		\$ 607,433.70
30% Shared Costs		\$ 182,230.11
Less Sept. Advance		(\$ 100,000.00)
BALANCE DUE		\$ 82,230.11

Please remit your payment using the wire transfer information below.

REMITTANCE BY WIRE TRANSFER

Bank	Penn Liberty Bank
City, State	Wayne, PA
ABA Routing	031918844
Beneficiary	Platypus Holdings, LLC
Beneficiary Account Number	0315010868

Platypus Holdings, LLC
405 N Highland Ave
Merion Station, PA 19066
USA

PHONE (610) 529-9785
ALTERNATE PHONE (504) 287-6589
E-MAIL DMMT@PLATYPUS.BZ
ALTERNATE EMAIL BLESSED1LB@YAHOO.COM

Invoice Date:

Nov. 20, 2012

Due Date:

Nov. 26, 2012

DATE	EXPENSE DISCRIPTION	EXPENSE AMOUNT
October 2012	Building and Materials (B&M)	\$ 292,363.32
October 2012	Labor	\$ 145,229.15
October 2012	Rental Payments	\$ 1,200.00
October 2012	Management Fees	\$ 5,000.00
October 2012	Administrative Fees	\$ 3,056.39
October 2012	Professional Services (Financial, Legal, etc.)	\$ 3,487.50
October 2012	Bank Charges	\$ 380.00
October 2012	Insurance	\$ 1,798.49
October 2012	Travel and Entertainment (T&E)	\$ 7,377.13
October 2012	Communication	\$ 3,469.14
October 2012	Loan Interest	\$ 2,770.80
October 2012	Recurring Bills	\$ 50,191.41
Subtotal		\$516,323.33
Less Rental Income		(\$9,300.00)
Subtotal		\$ 507,023.33
30% Shared Costs		\$ 152,107.00
Less Oct. Advance		(\$100,000.00)
BALANCE DUE (30%)		\$ 52,107.00

Please remit your payment using the wire transfer information below.

REMITTANCE BY WIRE TRANSFER

Bank	Penn Liberty Bank
City, State	Wayne, PA
ABA Routing	031918844
Beneficiary	Platypus Holdings, LLC
Beneficiary Account Number	0315010868

Platypus Holdings, LLC
405 N Highland Ave
Merion Station, PA 19066
USA

PHONE
ALTERNATE PHONE
E-MAIL
ALTERNATE EMAIL

(610) 529-9785
(504) 287-6589
DMMT@PLATYPUS.BZ
BLESSD1LB@YAHOO.COM

December 11, 2012

Jeffrey B. Russell and Rosemary Russell
14 Wood Road
Wilmington, DE 19806

Re: Platypus Holdings, LLC – November 2012 Invoice

Dear Jeffrey and Rosemary:

Herein is our invoice for expenses incurred during November, 2012. The total shared costs for November, 2012 are \$597,345.31, net (\$606,645.31 less \$9,300.00 rental income), and your 30% share is \$179,203.59 less \$100,000.00 that you paid as an advance. The total amount due this invoice is \$79,203.59.

We are also requiring a prepayment for capitalized costs for the month of December, 2012 in the amount of \$75,000.00. The total amount due with our prepayment request is \$ 154,203.59.

Assuming delivery of this notice to you on Tuesday, December 11, 2012, you will have until close of business on Friday, December 14, 2012 to make the payment by wire transfer to the following account:

Bank Name:	Penn Liberty Bank
City, State:	Wayne, PA
ABA Routing:	031918844
Beneficiary:	Platypus Holdings LLC
Beneficiary Acct Number:	0315010868

The total shared costs for November, 2012 of \$606,345.31 includes: (1) \$532,943.75 in construction costs, (2) \$50,191.41 in recurring cost, and (3) \$23,510.15 in administrative and management costs:

Property	B&M	Labor	Other	Total
50 Fairview	49,423.73	50,515.00	0.00	99,938.73
Total Penn Valley	49,423.73	50,515.00	0.00	99,938.73
1135 S. Delano	2,365.00	0.00	0.00	2,365.00
1640 E. 50th	51,733.17	29,480.00	0.00	81,213.17
4009 S. Calumet	57,899.13	44,480.00	0.00	102,379.13
7430 S. Kenwood	104,365.23	67,960.00	0.00	172,325.23
Total Chicago	216,362.53	141,920.00	0.00	358,282.53
New Orleans (Plans, Permitting)	0.00	0.00	72,757.35	72,757.35
New Orleans - Utilities	1,965.14	0.00	0.00	1,965.14
Total New Orleans	1,965.14	0.00	72,757.35	74,722.49
Total Construction Costs - All Properties	267,751.40	192,435.00	72,757.35	532,943.75
Total Recurring Costs	0.00	0.00	50,191.41	50,191.41
Total Administrative & Management Costs	0.00	0.00	23,510.15	23,510.15
Total Shared Costs	267,751.40	192,435.00	146,458.91	606,645.31

If you have any questions, please do not hesitate to call.

Very truly yours,

PLATYPUS HOLDINGS, LLC

By:

David M. M. Taffet, Manager

PLATYPUS HOLDINGS, LLC
405 NORTH HIGHLAND AVENUE
MERION STATION, PA 19066

January 8, 2013

Jeffrey B. Russell and Rosemary Russell
 14 Wood Road
 Wilmington, DE 19806

Re: Platypus Holdings, LLC – December 2012 Invoice

Dear Jeffrey and Rosemary:

Herein is our invoice for expenses incurred during December, 2012. The total shared costs for December, 2012 are \$426,881.68, net (\$436,181.68 less \$9,300.00 rental income), and your 30% share is \$128,064.50 less \$75,000.00 that you paid as an advance. The total amount due this invoice is \$53,064.50.

We are also requiring a prepayment for capitalized costs for the month of January, 2013 in the amount of \$75,000.00. The total amount due with our prepayment request is \$ 128,064.50.

Assuming delivery of this notice to you on Tuesday, January 8, 2013, you will have until close of business on Friday, January 11, 2013 to make the payment by wire transfer to the following account:

Bank Name:	Penn Liberty Bank
City, State:	Wayne, PA
ABA Routing:	031918844
Beneficiary:	Platypus Holdings LLC
Beneficiary Acct Number:	0315010868

The total shared costs for December, 2012 of \$436,181.68 includes: (1) \$369,662.96 in construction costs, (2) \$49,193.60 in recurring cost, and (3) \$17,325.12 in administrative and management costs:

Property	B&M	Labor	Other	Total
1640 E. 50th	8,553.03	12,161.65	0.00	20,714.68
4009 S. Calumet	9,330.58	13,377.81	0.00	22,708.39
7430 S. Kenwood	8,034.66	14,999.36	0.00	23,034.02
Total Chicago	25,918.27	40,538.82	0.00	66,457.09
907 - 909 Iberville	19,845.62	33,282.78	0.00	53,128.40
1027 N. Claiborne	13,610.90	19,139.10	0.00	32,750.00
1031 N. Claiborne	33,902.93	49,924.17	0.00	83,827.10
1425 N. Prieur Street	28,941.52	44,803.73	0.00	73,745.25
New Orleans (Plans, Permitting)	0.00	0.00	57,970.78	57,970.78
New Orleans - Utilities	1,784.34	0.00	0.00	1,784.34
Total New Orleans	98,085.31	147,149.78	57,970.78	303,205.87
Total Construction Costs - All Properties	124,003.58	187,688.60	57,970.78	369,662.96
Total Recurring Costs	0.00	0.00	49,193.60	49,193.60
Total Administrative & Management Costs	0.00	0.00	17,325.12	17,325.12
Total Shared Costs	124,003.58	187,688.60	124,489.50	436,181.68

If you have any questions, please do not hesitate to call.

Very truly yours,

PLATYPUS HOLDINGS, LLC

By: _____

David M. M. Taffet, Manager

Jeffrey B. Russell and Rosemary Russell
 14 Wood Road
 Wilmington, DE 19806

February 4, 2013

Re: Platypus Holdings, LLC – February 2013 Invoice

Dear Jeffrey and Rosemary:

Herein is our invoice for expenses incurred during January, 2013. The total shared costs for January, 2013, are \$538,543.38, net (\$547,843.38 less \$9,300.00 rental income), and your 30% share is \$161,563.01 less \$75,000.00 that you paid as an advance. The total amount due this invoice is \$86,563.01.

We are also requiring a prepayment for capitalized costs for the month of February, 2013 in the amount of \$100,000.00. This is due to the continued work in New Orleans, which we are working to bring to a more manageable level within the next 30-60 days given the city's current leniency regarding permits and licensing. The total amount due with our prepayment request is \$186,563.01.

Assuming delivery of this notice to you on Monday, February 4, 2013, you will have until Thursday, February 7, 2013, to make the payment by wire transfer to the following account:

Bank Name:	Penn Liberty Bank
City, State:	Wayne, PA
ABA Routing:	031918844
Beneficiary:	Platypus Holdings LLC
Beneficiary Acct Number:	0315010868

The total shared costs for January, 2013 of \$547,843.38 includes: (1) \$447,775.25 in construction costs, (2) \$49,342.77 in recurring costs, and (3) \$50,725.36 in administrative and management costs:

Property	B&M	Labor	Other	Total
1640 E. 50th	10,246.63	5,368.43	0.00	15,615.06
4009 S. Calumet	16,178.14	9,905.27	0.00	26,083.41
7430 S. Kenwood	9,625.62	6,621.06	0.00	16,246.68
7430 S. Kenwood (flood damage--area is not zoned for flood insurance)	58,198.69	39,473.54	0.00	97,672.23
Total Chicago	94,249.08	61,368.30	0.00	155,617.38
2017 Dumaine	36,733.22	32,220.17	0.00	68,953.39
2025 Dumaine	16,420.15	13,110.40	0.00	29,530.55
907 - 909 Iberville	14,082.82	16,993.19	0.00	31,076.01
1027 N. Claiborne	9,626.93	9,771.85	0.00	19,398.78
1031 N. Claiborne	23,979.39	25,489.78	0.00	49,469.17
1425 N. Prieur Street	20,470.20	22,875.44	0.00	43,345.64
1839-41 Roman	21,068.07	28,100.30	0.00	49,168.37
New Orleans utilities	1,215.96	0.00	0.00	1,215.96
Total New Orleans	143,596.74	148,561.13	0.00	292,157.87
Total Construction Costs - All Properties	237,845.82	209,929.43	0.00	447,775.25
Total Recurring Costs	0.00	0.00	49,342.77	49,342.77
Total Administrative & Management Costs	0.00	0.00	50,725.36	50,725.36
Total Shared Costs	237,845.82	209,929.43	100,068.13	547,843.38

If you have any questions, please do not hesitate to call.

Very truly yours,

PLATYPUS HOLDINGS, LLC

PLATYPUS HOLDINGS, LLC
405 NORTH HIGHLAND AVENUE
MERION STATION, PA 19066

March 5, 2013

Jeffrey B. Russell and Rosemary Russell
 14 Wood Road
 Wilmington, DE 19806

Re: Platypus Holdings, LLC – February 2013 Invoice

Dear Jeffrey and Rosemary:

Herein is our invoice for expenses incurred during February, 2013. The total shared costs for February, 2013 are \$627,631.29, net 636,931.29 less \$9,300.00 rental income), and your 30% share is \$188,289.38 less \$100,000.00 that you paid as an advance. The total amount due this invoice is \$88,289.38.

We are also requiring a prepayment for capitalized costs for the month of January, 2013 in the amount of \$75,000.00. The total amount due with our prepayment request is \$ 163,289.38.

Assuming delivery of this notice to you on Wednesday March 6, 2013, you will have until noon on Friday, March 8, 2013 to make the payment by wire transfer to the following account:

Bank Name:	Penn Liberty Bank
City, State:	Wayne, PA
ABA Routing:	031918844
Beneficiary:	Platypus Holdings LLC
Beneficiary Acct Number:	0315010868

The total shared costs for February, 2013 of \$636,931.29 includes: (1) \$529,064.34 in construction costs, (2) \$48,656.90 in recurring costs, and (3) \$59,210.05 in administrative and management costs:

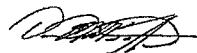
Property	B&M	Labor	Other	Total
4009 S. Calumet	57,607.86	57,982.94	0.00	115,590.80
7430 S. Kenwood	56,676.36	59,077.87	0.00	115,754.22
Total Chicago	114,284.22	117,060.81	0.00	231,345.03
1441 N. Roman	9,735.33	9,145.86	0.00	18,881.19
907 - 909 Iberville	13,625.05	26,017.55	0.00	39,642.60
1009 N. Claiborne	21,188.87	22,293.08	0.00	43,481.95
1013 N. Claiborne	26,342.66	25,722.80	0.00	52,065.46
1027 N. Claiborne	9,314.00	14,961.26	0.00	24,275.26
1031 N. Claiborne	23,199.93	39,026.32	0.00	62,226.25
1425 N. Prieur Street	19,804.81	35,023.61	0.00	54,828.42
New Orleans - Utilities	2,318.18	0.00	0.00	2,318.18
Total New Orleans	125,528.83	172,190.48	0.00	297,719.31
Total Construction Costs - All Properties	239,813.05	289,251.29	0.00	529,064.34
Total Recurring Costs	0.00	0.00	48,656.90	48,656.90
Total Administrative & Management Costs	0.00	0.00	59,210.05	59,210.05
Total Shared Costs	239,813.05	289,251.29	107,866.95	636,931.29

If you have any questions, please do not hesitate to call.

Very truly yours,

PLATYPUS HOLDINGS, LLC

By:



David M. M. Taffet, Manager



PLATYPUS HOLDINGS, LLC
405 NORTH HIGHLAND AVENUE
MERION STATION, PA 19066

April 2, 2013

Jeffrey B. Russell and Rosemary Russell
 14 Wood Road
 Wilmington, DE 19806

Re: Platypus Holdings, LLC – March 2013 Invoice

Dear Jeffrey and Rosemary:

Herein is our invoice for expenses incurred during March 2013. The total shared costs for March 2013 are \$380,567.79 (net \$393,267.79 less \$12,700 rental income—and growing) and your 30% share is \$114,170.34, less the \$75,000.00 that you paid as an advance leaves an amount due of \$39,170.34. We are also requiring a prepayment for capitalized costs for the month of April 2013 in the amount of \$50,000.00. The total amount due with our prepayment request is \$89,170.34.

Going forward until such time as we secure debt or enjoy a liquidity event (AKA A Sale), we will aspire to keep your monthly obligations, including pre-payments, of approximately \$50,000 or less. This will entail significant curtailment of operations, but I understand that everyone needs a breather. Once we have fresh funds, we will utilize them to complete all outstanding restorations, to open commercial enterprises and to drive to profit.

Assuming delivery of this notice to you on Tuesday, April 2, 2013, you will have until close of business on Friday, April 5, 2013 to make the payment by wire transfer to the following account:

Bank Name:	Penn Liberty Bank
City, State:	Wayne, PA
ABA Routing:	031918844
Beneficiary:	Platypus Holdings LLC
Beneficiary Acct Number:	0315010868

The total shared costs for March 2013 of \$393,267.79 includes: (1) \$292,668.44 in construction costs, (2) \$46,327.44 in recurring cost, and (3) \$54,271.91 in administrative and management costs:

Property	B&M	Labor	Other	Total
1640 E. 50th	8,995.21	11,443.39	0.00	20,438.60
4009 S. Calumet	24,571.92	29,297.26	0.00	53,869.18
7430 S. Kenwood	19,447.27	25,118.62	0.00	44,565.89
Total Chicago	53,014.40	65,859.27	0.00	118,873.67
907 - 909 Iberville	27,444.76	38,291.73	0.00	65,736.49
2013 Dumaine Street	42,682.11	44,429.86	0.00	87,111.97
1425 N. Prieur Street	10,423.88	10,522.43	0.00	20,946.31
Total New Orleans	80,550.75	93,244.02	0.00	173,794.77
Total Construction Costs - All Properties	133,565.15	159,103.29	0.00	292,668.44
Total Recurring Costs	0.00	0.00	46,327.44	46,327.44
Total Administrative & Management Costs	0.00	0.00	54,271.91	54,271.91
Total Shared Costs	133,565.15	159,103.29	100,599.35	393,267.79

If you have any questions, please do not hesitate to call.

Very truly yours,

PLATYPUS HOLDINGS, LLC

By: _____

David M. M. Taffet, Manager

PLATYPUS HOLDINGS, LLC
405 NORTH HIGHLAND AVENUE
MERION STATION, PA 19066

August 3, 2013

Jeffrey B. Russell and Rosemary Russell
 14 Wood Road
 Wilmington, DE 19806

Re: Platypus Holdings, LLC – May 2013 Invoice

Dear Jeffrey and Rosemary:

Herein is our invoice for expenses incurred during May, 2013. The total shared costs for April, 2013 are \$210,615.63, net (\$223,865.63 less \$13,250.00 rental income), and your 30% share is \$63,184.69 less \$30,000.00 that you paid as an advance. The total amount due this invoice is \$33,184.69.

Assuming delivery of this notice to you on Saturday, August 3, 2013, you will have until close of business on Wednesday, August 7, 2013 to make the payment by wire transfer to the following account:

Bank Name:	Penn Liberty Bank
City, State:	Wayne, PA
ABA Routing:	031918844
Beneficiary:	Platypus Holdings LLC
Beneficiary Acct Number:	0315010868

The total shared costs for May, 2013 of \$313,865.63 includes: (1) \$170,032.97 in construction costs, (2) \$34,404.29 in recurring cost, and (3) \$19,428.37 in administrative and management costs:

Property	B&M	Labor	Other	Total
4009 S. Calumet	20,704.32	9,650.00	0.00	30,354.32
7430 S. Kenwood	24,167.89	15,984.66	0.00	40,152.55
Total Chicago	44,872.21	25,634.66	0.00	70,506.87
907 - 909 Iberville	4,030.00	9,982.90	0.00	14,012.90
1027 N. Claiborne	24,987.45	17,456.25	0.00	42,443.70
1425 N. Prieur Street	27,175.06	14,958.56	0.00	42,133.62
New Orleans - Utilities	935.88	0.00	0.00	935.88
Total New Orleans	57,128.39	42,397.71	0.00	99,526.10
Total Construction Costs - All Properties	102,000.60	68,032.37	0.00	170,032.97
Total Recurring Costs	0.00	0.00	34,404.29	34,404.29
Total Administrative & Management Costs	0.00	0.00	19,428.37	19,428.37
Total Shared Costs	102,000.60	68,032.37	53,832.66	223,865.63

If you have any questions, please do not hesitate to call.

Very truly yours,

PLATYPUS HOLDINGS, LLC

By: _____



PLATYPUS HOLDINGS, LLC
405 NORTH HIGHLAND AVENUE
MERION STATION, PA 19066

August 3, 2013

Jeffrey B. Russell and Rosemary Russell
 14 Wood Road
 Wilmington, DE 19806

Re: Platypus Holdings, LLC – June 2013 Invoice

Dear Jeffrey and Rosemary:

Herein is our invoice for expenses incurred during June 2013. The total shared costs for June 2013 are \$187,998.79, net (\$201,248.79 less \$13,250.00 rental income), and your 30% share is \$59,399.64. The total amount due this invoice is \$56,399.64.

Assuming delivery of this notice to you on Saturday, August 3, 2013, you will have until close of business on Wednesday, August 7, 2013 to make the payment by wire transfer to the following account:

Bank Name:	Penn Liberty Bank
City, State:	Wayne, PA
ABA Routing:	031918844
Beneficiary:	Platypus Holdings LLC
Beneficiary Acct Number:	0315010868

The total shared costs for June, 2013 of \$211,248.79 includes: (1) \$151,125.06 in construction costs, (2) \$32,338.36 in recurring cost, and (3) \$17,785.37 in administrative and management costs:

Property	B&M	Labor	Other	Total
1640 E. 50th	16,403.76	3,267.00	2,145.00	21,815.76
4009 S. Calumet	28,456.06	40,525.20	7,522.06	76,503.32
7430 S. Kenwood	19,876.26	26,584.25	5,066.29	51,526.80
Total Chicago	64,736.08	70,376.45	14,733.35	149,845.88
 New Orleans - Utilities	 1,279.18	 0.00	 0.00	 1,279.18
Total New Orleans	1,279.18	0.00	0.00	1,279.18
 Total Construction Costs - All Properties	 66,015.26	 70,376.45	 14,733.35	 151,125.06
 Total Recurring Costs	 0.00	 0.00	 32,338.36	 32,338.36
 Total Administrative & Management Costs	 0.00	 0.00	 17,785.37	 17,785.37
 Total Shared Costs	 66,015.26	 70,376.45	 64,857.08	 201,248.79

If you have any questions, please do not hesitate to call.

Very truly yours,

PLATYPUS HOLDINGS, LLC

By: _____



PLATYPUS HOLDINGS, LLC
405 NORTH HIGHLAND AVENUE
MERION STATION, PA 19066

August 3, 2013

Jeffrey B. Russell and Rosemary Russell
 14 Wood Road
 Wilmington, DE 19806

Re: Platypus Holdings, LLC – July 2013 Invoice

Dear Jeffrey and Rosemary:

Herein is our invoice for expenses incurred during July 2013. The total shared costs for July 2013 are \$170,390.72, net (\$183,640.72 less \$13,250.00 rental income), and your 30% share is \$51,117.22. The total amount due this invoice is \$51,117.22.

Assuming delivery of this notice to you on Saturday, August 3, 2013, you will have until close of business on Wednesday, August 7, 2013 to make the payment by wire transfer to the following account:

Bank Name:	Penn Liberty Bank
City, State:	Wayne, PA
ABA Routing:	031918844
Beneficiary:	Platypus Holdings LLC
Beneficiary Acct Number:	0315010868

The total shared costs for July, 2013 of \$198,640.72 includes: (1) \$131,625.68 in construction costs, (2) \$31,808.42 in recurring cost, and (3) \$20,206.62 in administrative and management costs:

Property	B&M	Labor	Other	Total
1031 N. Claiborne	17,432.12	23,897.00	0.00	41,329.12
1443 N. Roman	16,897.87	17,876.78	0.00	34,774.65
2013 Dumaine	23,456.32	30,337.81	0.00	53,794.13
New Orleans - Utilities	1,727.78	0.00	0.00	1,727.78
Total New Orleans	59,514.09	72,111.59	0.00	131,625.68
Total Construction Costs - All Properties	59,514.09	72,111.59	0.00	131,625.68
Total Recurring Costs	0.00	0.00	31,808.42	31,808.42
Total Administrative & Management Costs	0.00	0.00	20,206.62	20,206.62
Total Shared Costs	59,514.09	72,111.59	67,015.04	183,640.72

If you have any questions, please do not hesitate to call.

Very truly yours,

PLATYPUS HOLDINGS, LLC

By: _____



PLATYPUS HOLDINGS, LLC
405 NORTH HIGHLAND AVENUE
MERION STATION, PA 19066

December 17, 2013

Jeffrey B. Russell and Rosemary Russell
 14 Wood Road
 Wilmington, DE 19806

Re: Platypus Holdings, LLC – August, 2013 Invoice

Dear Jeffrey and Rosemary:

Herein is our invoice for expenses incurred during August, 2013. The total shared costs for August, 2013 are \$211,599.95, net (\$224,849.95 less \$13,250.00 rental income), and your 30% share is \$63,479.99. The total amount due this invoice is \$63,479.99.

Assuming delivery of this notice to you on Tuesday, December 17, 2013, you will have until close of business on Friday, December 20, 2013 to make the payment by wire transfer to the following account:

Bank Name:	Penn Liberty Bank
City, State:	Wayne, PA
ABA Routing:	031918844
Beneficiary:	Platypus Holdings LLC
Beneficiary Acct Number:	0315010868

The total shared costs for August, 2013 of \$224,849.95 includes: (1) \$191,230.81 in construction costs, (2) \$18,672.13 in recurring cost, and (3) \$14,947.01 in administrative and management costs:

Property	B&M	Labor	Other	Total
4009 S. Calumet	37,854.76	30,119.47	0.00	67,974.23
7430 S. Kenwood	42,480.44	29,893.92	0.00	72,374.36
Total Chicago	80,335.20	60,013.39	0.00	140,348.59
907 - 909 Iberville	3,382.77	6,299.05	0.00	9,681.82
1027 N. Claiborne	2,530.36	4,077.97	0.00	6,608.33
1031 N. Claiborne	6,499.38	9,450.78	0.00	15,950.16
1425 N. Prieur Street	5,908.47	9,859.23	0.00	15,767.70
New Orleans - Utilities	2,874.21	0.00	0.00	2,874.21
Total New Orleans	21,195.19	29,687.03	0.00	50,882.22
Total Construction Costs - All Properties	101,530.39	89,700.42	0.00	191,230.81
Total Recurring Costs	0.00	0.00	18,672.13	18,672.13
Total Administrative & Management Costs	0.00	0.00	14,947.01	14,947.01
Total Shared Costs	101,530.39	89,700.42	33,619.14	224,849.95

If you have any questions, please do not hesitate to call.

Very truly yours,

PLATYPUS HOLDINGS, LLC

By: _____

David M. M. Taffet, Manager

PLATYPUS HOLDINGS, LLC
405 NORTH HIGHLAND AVENUE
MERION STATION, PA 19066

December 17, 2013

Jeffrey B. Russell and Rosemary Russell
 14 Wood Road
 Wilmington, DE 19806

Re: Platypus Holdings, LLC – September, 2013 Invoice

Dear Jeffrey and Rosemary:

Herein is our invoice for expenses incurred during September, 2013. The total shared costs for September, 2013 are \$202,160.13, net (\$215,410.13 less \$13,250.00 rental income), and your 30% share is \$60,648.04. The total amount due this invoice is \$60,648.04.

Assuming delivery of this notice to you on Tuesday, December 17, 2013, you will have until close of business on Friday, December 20, 2013 to make the payment by wire transfer to the following account:

Bank Name:	Penn Liberty Bank
City, State:	Wayne, PA
ABA Routing:	031918844
Beneficiary:	Platypus Holdings LLC
Beneficiary Acct Number:	0315010868

The total shared costs for September, 2013 of \$215,410.13 includes: (1) \$183,517.18 in construction costs, (2) \$18,043.53 in recurring cost, and (3) \$13,849.42 in administrative and management costs:

Property	B&M	Labor	Other	Total
4009 S. Calumet	46,361.67	41,113.17	0.00	87,474.84
7430 S. Kenwood	48,772.52	44,335.01	0.00	93,107.53
Total Chicago	95,134.19	85,448.18	0.00	180,582.37
 New Orleans - Utilities	 2,934.81	 0.00	 0.00	 2,934.81
Total New Orleans	2,934.81	0.00	0.00	2,934.81
 Total Construction Costs - All Properties	 98,069.00	 85,448.18	 0.00	 183,517.18
 Total Recurring Costs	 0.00	 0.00	 18,043.53	 18,043.53
 Total Administrative & Management Costs	 0.00	 0.00	 13,849.42	 13,849.42
 Total Shared Costs	 98,069.00	 85,448.18	 31,892.95	 215,410.13

If you have any questions, please do not hesitate to call.

Very truly yours,

PLATYPUS HOLDINGS, LLC

By: _____

David M. M. Taffet, Manager

PLATYPUS HOLDINGS, LLC
405 NORTH HIGHLAND AVENUE
MERION STATION, PA 19066

December 17, 2013

Jeffrey B. Russell and Rosemary Russell
 14 Wood Road
 Wilmington, DE 19806

Re: Platypus Holdings, LLC – October, 2013 Invoice

Dear Jeffrey and Rosemary:

Herein is our invoice for expenses incurred during October, 2013. The total shared costs for October, 2013 are \$160,736.86, net (\$173,986.86 less \$13,250.00 rental income), and your 30% share is \$48,221.06. The total amount due this invoice is \$48,221.06.

Assuming delivery of this notice to you on Tuesday, December 17, 2013, you will have until close of business on Friday, December 20, 2013 to make the payment by wire transfer to the following account:

Bank Name:	Penn Liberty Bank
City, State:	Wayne, PA
ABA Routing:	031918844
Beneficiary:	Platypus Holdings LLC
Beneficiary Acct Number:	0315010868

The total shared costs for October, 2013 of \$173,986.86 includes: (1) \$143,039.12 in construction costs, (2) \$16,565.00 in recurring cost, and (3) \$14,382.74 in administrative and management costs:

Property	B&M	Labor	Other	Total
4127 S. Michigan	35,756.75	32,331.90	0.00	68,088.65
Total Chicago	35,756.75	32,331.90	0.00	68,088.65
901 Piety (Permitting Costs)	0.00	0.00	3,189.19	3,189.19
913 - 915 N. Prieur (Permitting Costs)	0.00	0.00	1,031.23	1,031.23
935 N. Prieur (Permitting Costs)	0.00	0.00	649.30	649.30
1009 - 1011 N. Claiborne (Permitting Costs)	0.00	0.00	547.70	547.70
1013 - 1015 N. Claiborne (Permitting Costs)	0.00	0.00	993.04	993.04
1025 N. Claiborne (Permitting Costs)	0.00	0.00	954.85	954.85
1031 N. Claiborne (Permitting Costs)	0.00	0.00	2,979.12	2,979.12
1425 N. Prieur Street (Permitting Costs)	0.00	0.00	2,673.57	2,673.57
1441 - 1443 N. Roman (Permitting Costs)	0.00	0.00	323.68	323.68
1839 - 1841 St. Ann (Permitting Costs)	0.00	0.00	607.28	607.28
2013 Dumaine (Permitting Costs)	0.00	0.00	954.85	954.85
2017 - 2019 Dumaine (Permitting Costs)	0.00	0.00	507.98	507.98
2031 - 2033 Dumaine (Permitting Costs)	0.00	0.00	1,336.78	1,336.78
2614 St. Claude (Permitting Costs)	0.00	0.00	2,100.66	2,100.66
New Orleans - Legal	0.00	0.00	53,750.00	53,750.00
New Orleans - Utilities	2,351.24	0.00	0.00	2,351.24
Total New Orleans	2,351.24	0.00	72,599.23	74,950.47
Total Construction Costs - All Properties	38,107.99	32,331.90	72,599.23	143,039.12
Total Recurring Costs	0.00	0.00	16,565.00	16,565.00

**Total Administrative & Management
Costs**

0.00

0.00

14,382.74

14,382.74

Total Shared Costs

38,107.99

32,331.90

103,546.97

173,986.86

If you have any questions, please do not hesitate to call.

Very truly yours,

PLATYPUS HOLDINGS, LLC

By: _____



David M. M. Taffet, Manager

PLATYPUS HOLDINGS, LLC
405 NORTH HIGHLAND AVENUE
MERION STATION, PA 19066

December 17, 2013

Jeffrey B. Russell and Rosemary Russell
 14 Wood Road
 Wilmington, DE 19806

Re: Platypus Holdings, LLC – November, 2013 Invoice

Dear Jeffrey and Rosemary:

Herein is our invoice for expenses incurred during November, 2013. The total shared costs for November, 2013 are \$99,586.69, net (\$112,836.69 less \$13,250.00 rental income), and your 30% share is \$29,876.01. The total amount due this invoice is \$29,876.01.

Assuming delivery of this notice to you on Tuesday, December 17, 2013, you will have until close of business on Friday, December 20, 2013 to make the payment by wire transfer to the following account:

Bank Name:	Penn Liberty Bank
City, State:	Wayne, PA
ABA Routing:	031918844
Beneficiary:	Platypus Holdings LLC
Beneficiary Acct Number:	0315010868

The total shared costs for November, 2013 of \$112,836.69 includes: (1) \$78,388.49 in construction costs, (2) \$18,071.97 in recurring cost, and (3) \$16,376.23 in administrative and management costs:

Property	B&M	Labor	Other	Total
4127 S. Michigan	40,378.35	35,427.09	0.00	75,805.44
Total Chicago	40,378.35	35,427.09	0.00	75,805.44
 New Orleans - Utilities	 2,583.06	 0.00	 0.00	 2,583.06
Total New Orleans	2,583.06	0.00	0.00	2,583.06
 Total Construction Costs - All Properties	 42,961.41	 35,427.09	 0.00	 78,388.49
 Total Recurring Costs	 0.00	 0.00	 18,071.97	 18,071.97
 Total Administrative & Management Costs	 0.00	 0.00	 16,376.23	 16,376.23
 Total Shared Costs	 42,961.41	 35,427.09	 34,448.20	 112,836.69

If you have any questions, please do not hesitate to call.

Very truly yours,

PLATYPUS HOLDINGS, LLC

By: _____

David M. M. Taffet, Manager

PLATYPUS HOLDINGS, LLC
405 NORTH HIGHLAND AVENUE
MERION STATION, PA 19066

January 2, 2014

Jeffrey B. Russell and Rosemary Russell
 14 Wood Road
 Wilmington, DE 19806

Re: Platypus Holdings, LLC – December, 2013 Invoice

Dear Jeffrey and Rosemary:

Herein is our invoice for expenses incurred during December, 2013. The total shared costs for December, 2013 are \$97,129.67, net (\$110,379.67 less \$13,250.00 rental income), and your 30% share is \$29,138.90. The total amount due this invoice is \$29,138.90.

Assuming delivery of this notice to you on Thursday, January 2, 2014, you will have until close of business on Tuesday, January 7, 2014 to make the payment by wire transfer to the following account:

Bank Name:	Penn Liberty Bank
City, State:	Wayne, PA
ABA Routing:	031918844
Beneficiary:	Platypus Holdings LLC
Beneficiary Acct Number:	0315010868

The total shared costs for December, 2013 of \$110,379.67 includes: (1) \$76,412.12 in construction costs, (2) \$17,819.82 in recurring cost, and (3) \$16,147.73 in administrative and management costs:

Property	B&M	Labor	Other	Total
4127 S. Michigan	39,312.77	34,393.02	0.00	73,705.79
Total Chicago	39,312.77	34,393.02	0.00	73,705.79
 New Orleans - Utilities	 2,706.33	 0.00	 0.00	 2,706.33
Total New Orleans	2,706.33	0.00	0.00	2,706.33
 Total Construction Costs - All Properties	 42,019.10	 34,393.02	 0.00	 76,412.12
 Total Recurring Costs	 0.00	 0.00	 17,819.82	 17,819.82
 Total Administrative & Management Costs	 0.00	 0.00	 16,147.73	 16,147.73
 Total Shared Costs	 42,019.10	 34,393.02	 33,967.55	 110,379.67

If you have any questions, please do not hesitate to call.

Very truly yours,

PLATYPUS HOLDINGS, LLC

By: _____

David M. M. Taffet, Manager

PLATYPUS HOLDINGS, LLC
405 NORTH HIGHLAND AVENUE
MERION STATION, PA 19066

February 1, 2014

Jeffrey B. Russell and Rosemary Russell
 14 Wood Road
 Wilmington, DE 19806

Re: Platypus Holdings, LLC – January, 2014 Invoice

Dear Jeffrey and Rosemary:

Herein is our invoice for expenses incurred during January, 2014. The total shared costs for January, 2017 are \$137,885.48, net (\$151,135.48 less \$13,250.00 rental income), and your 30% share is \$41,365.64. The total amount due this invoice is \$41,365.64.

Assuming delivery of this notice to you on Saturday, February 1, 2014, you will have until close of business on Tuesday, February 4, 2014 to make the payment by wire transfer to the following account:

Bank Name:	Penn Liberty Bank
City, State:	Wayne, PA
ABA Routing:	031918844
Beneficiary:	Platypus Holdings LLC
Beneficiary Acct Number:	0315010868

The total shared costs for January, 2014 of \$151,135.48 includes: (1) \$109,959.83 in construction costs, (2) \$21,601.28 in recurring cost, and (3) \$19,574.37 in administrative and management costs:

Property	B&M	Labor	Other	Total
4009 S. Calumet	32,870.98	21,230.98	0.00	54,101.96
4127 S. Michigan	22,326.65	16,920.10	0.00	39,246.75
Total Chicago	55,197.63	38,151.08	0.00	93,348.71
4009 S. Calumet - Frozen Pipes	5,428.32	1,024.78	0.00	6,453.10
4127 S. Michigan - Frozen Pipes	6,159.48	1,137.69	0.00	7,297.17
Total Chicago - Frozen Pipes	11,587.80	2,162.47	0.00	13,750.27
New Orleans - Utilities	2,860.85	0.00	0.00	2,860.85
Total New Orleans	2,860.85	0.00	0.00	2,860.85
Total Construction Costs - All Properties	69,646.28	40,313.55	0.00	109,959.83
Total Recurring Costs	0.00	0.00	21,601.28	21,601.28
Total Administrative & Management Costs	0.00	0.00	19,574.37	19,574.37
Total Shared Costs	69,646.28	40,313.55	41,175.65	151,135.48

If you have any questions, please do not hesitate to call.

Very truly yours,

PLATYPUS HOLDINGS, LLC

By: _____

David M. M. Taffet, Manager

Jeffrey B. Russell M.D.

TAXES

From: David M. M. Taffet [dmmt@platypus.bz]
Sent: Tuesday, January 07, 2014 8:06 AM
To: jbrussell@ivf-success.com; rosedelaware@comcast.net
Cc: Beingthyself@yahoo.com
Subject: December Investors Invoice & Call for Tax Payments due & paid
Attachments: December, 2013 Investors Invoice.pdf; Property Tax Assessments Investors Invoice & Backup.pdf

Rosemary & Jeffrey,

I have attached for your review and payment the invoice for the December expenses and a call for property taxes paid and deferred.

By Friday, please pay \$29,138.90 for the December invoice and \$31,756.15 for the taxes, which total \$60,895.05.

This is in addition to the amount still owed from the invoices for August through November.

David M. M. Taffet
(610) 529-9785

**PLATYPUS HOLDINGS, LLC
405 NORTH HIGHLAND AVENUE
MERION STATION, PA 19066**

February 16, 2014

Jeffrey B. Russell and Rosemary Russell
14 Wood Road
Wilmington, DE 19806

Re: Platypus Holdings, LLC – 2nd Call for Interim Working Capital—Capital Call

Dear Jeffrey and Rosemary:

Herein is a supplemental invoice to fund the working capital account I established through the February 5, 2014, capital call to cover your repeated refusal to pay your capital calls. To date, you have refused to pay and still owe \$149,485.70.

Pursuant to Section 4(D) of your subscription agreement, I am making a Capital Call for \$30,000 to cover your default on the February 5, 2014, capital call.

As John Gerber communicated in his letter sent earlier today, I have today exercised the cumulative penalties that I have held in abeyance and not waived while trying to negotiate in good faith a mutually beneficial settlement. As a result of exercising the default penalties provided for under 4.3(a) of the operating agreement, both your capital account and your percentage ownership have been reduced 50% for each event of default. Thus, your current ownership has been reduced from 30% to 0.9375% and, as such, your share of this \$30,000 capital call (which is distinct from the \$30,000 you owed due to your then prevailing percentage ownership for the \$100,000 capital call made February 5, 2014) is \$281.25.

Under the terms of the operating agreement, you have 3 business days within which to fund this capital call. Thus, you have until the close of business on Wednesday, February 19, 2014, to wire this \$281.25 call to the following account:

Bank Name: Penn Liberty Bank
City, State: Wayne, PA
ABA Routing: 031918844
Beneficiary: Platypus Holdings LLC
Beneficiary Acct Number: 0315010868

Very truly yours,

PLATYPUS HOLDINGS, LLC



By: _____

David M. M. Taffet, Manager

2012 TAXES
PROPERTY.

PLATYPUS HOLDINGS, LLC
405 NORTH HIGHLAND AVENUE
MERION STATION, PA 19066

December 17, 2013

Jeffrey B. Russell and Rosemary Russell
 14 Wood Road
 Wilmington, DE 19806

Re: Platypus Holdings, LLC – Property Tax Assessments - 2012 Invoice

Dear Jeffrey and Rosemary:

Herein is our invoice for the property tax assessments for the fiscal year ended December, 2012. The total shared costs for property tax assessments are \$105,853.83, and your 30% share is \$31,756.15. The total amount due this invoice is \$31,756.15.

Assuming delivery of this notice to you on Tuesday, December 17, 2013, you will have until close of business on Friday, December 20, 2013 to make the payment by wire transfer to the following account:

Bank Name:	Penn Liberty Bank
City, State:	Wayne, PA
ABA Routing:	031918844
Beneficiary:	Platypus Holdings LLC
Beneficiary Acct Number:	0315010868

Property	B&M	Labor	Other	Total
50 Fairview (Property Taxes)	0.00	0.00	19,669.00	19,669.00
Total Lower Merion	0.00	0.00	19,669.00	19,669.00
1640 E. 50th (Property Taxes)	0.00	0.00	2,012.82	2,012.82
4009 S. Calumet (Property Taxes)	0.00	0.00	5,571.81	5,571.81
4127 S. Michigan (Property Taxes)	0.00	0.00	11,585.20	11,585.20
7430 S. Kenwood (Property Taxes)	0.00	0.00	11,412.96	11,412.96
Total Chicago	0.00	0.00	22,998.16	22,998.16
901 Piety (Property Taxes)	0.00	0.00	11,377.88	11,377.88
913 - 915 N. Prieur (Property Taxes)	0.00	0.00	0.00	0.00
935 N. Prieur (Property Taxes)	0.00	0.00	1,558.62	1,558.62
1009 - 1011 N. Claiborne (Property Taxes)	0.00	0.00	22,904.91	22,904.91
1013 - 1015 N. Claiborne (Property Taxes)	0.00	0.00	5,889.46	5,889.46
1025 N. Claiborne (Property Taxes)	0.00	0.00	4,325.13	4,325.13
1027 N. Claiborne (Property Taxes)	0.00	0.00	0.00	0.00
1031 N. Claiborne (Property Taxes)	0.00	0.00	10,236.19	10,236.19
1425 N. Prieur Street (Property Taxes)	0.00	0.00	4,383.65	4,383.65
1441 - 1443 N. Roman (Property Taxes)	0.00	0.00	12,150.71	12,150.71
1839 - 1841 St. Ann (Property Taxes)	0.00	0.00	389.64	389.64
2013 Dumaine (Property Taxes)	0.00	0.00	779.31	779.31
2017 - 2019 Dumaine (Property Taxes)	0.00	0.00	584.18	584.18
2031 - 2033 Dumaine (Property Taxes)	0.00	0.00	4,272.36	4,272.36
2614 St. Claude (Property Taxes)	0.00	0.00	4,003.63	4,003.63
Total New Orleans	0.00	0.00	82,855.67	82,855.67

Received
 JANUARY 6,
 2014
 (NOT DEC. 17, 2013)